



**MEETING MINUTES**  
**CITY OF LA VISTA PLANNING COMMISSION**  
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128  
P: (402) 593-6400

**THURSDAY, JANUARY 8<sup>TH</sup>, 2026 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, January 8, 2026, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notices of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

**PRESENT:** Michael Krzywicki, Josh Frey, Kathleen Alexander, Michael Circo, Karli Meisinger and Harold Sargus.

**ABSENT:** Patrick Coghlan, Amanda Brewer, and John Gahan.

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen Senior City Planner, Pat Dowse, City Engineer; and Lydia McCasland, Permit Technician.

**1. Call to Order**

The meeting was called to order by Chairperson Alexander at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – Planning Commission - November 20, 2025**

**Motion:** Frey moved, seconded by Sargus, to **approve** the November 20, 2025, minutes.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**3. Old Business**

There was no old business. Bruce Fountain notified the Commission that Deborah Dogba has decided to step down. Fountain also introduced the newest Planning Commissioner, Karli Meisinger, who was appointed earlier in the week at the City Council Meeting

#### 4. New Business

##### A. Amendment to the Southport West Planned Unit Development Ordinance

**Staff Report – Christopher Solberg, Deputy Community Development Director:** Solberg introduced the proposed plans for the properties that are called the “Lower 32” in Southport West, which currently include three separate parcels west of Costco. Solberg explained that there are four separate actions that the Planning Commission will be reviewing in association with this proposed development. They include: the PUD ordinance amendment, which involves the regulation changes that would allow for the development, the PUD site plan amendment, which allows for this specific development in this specific location, and then the preliminary and final plats, which divide the property into separate parcels for development. This item, the PUD ordinance amendment, will allow for multi-family development in Southport West in a limited area, as well as amend the design guidelines within the ordinance, which is necessary because the current guidelines do not account for residential uses. Solberg provided details of each of the proposed amendments.

Commissioner Krzywicki asked if the residential development would be allowed in the whole property or just the area identified in pink in the proposed ordinance amendment. Solberg confirmed that the residential will only be permitted in the pink parcel.

Chairperson Alexander opened the Public Hearing.

**Public Hearing:** No members of the public were present or spoke at the hearing.

**Motion:** Frey moved, seconded by Circo, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Circo
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

Chairperson Alexander stated that the motion to close the Public Hearing was approved.

##### Recommendation:

Circo moved, seconded by Frey to recommend approval to the City Council of amendments to the Southport West PUD ordinance with a change to the building height maximum requirement to 60 feet as noted for the buildings in the PUD site plan.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Circo
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.

<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**B. Planned Unit Development Site Plan – Lots 1-3 Southport West – Southport West 32, LLC Staff Report – Christopher Solberg, Deputy Community Development Director:** Solberg explained this next step in the approval process for the proposed development, and identified on the site plan for the planning commission the various components of the horizontally integrated mixed-use development with shared parking. Solberg explained that the first phase of the development will include an indoor, recreation/entertainment facility and residential development that will include both townhomes and apartments. He explained that the remaining two commercial properties are being shown as conceptual at this time.

Member Krzywicki asked where the shared parking was going to be. Solberg replied that it would be over the entire development to include all properties. Member Krzywicki asked if we were going to allow parking on the streets around the new residential area. Solberg said no, as the streets would not be wide enough.

The applicant's consultant, Kyle Vohl, presented the site plan in detail and identified the various components, including the street layout, site access points, and stormwater detention areas.

Chairperson Alexander opened the Public Hearing.

**Public Hearing:** No members of the public were present or spoke at the hearing.

**Motion:** Frey moved, seconded by Sargus, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

Chairperson Alexander stated that the motion to close the Public Hearing was approved.

**Recommendation:**

Sargus moved, seconded by Frey to recommend approval to the City Council the Planned Unit Development Site Plan Amendment for Southport West Replat Ten, contingent upon the approval of the PUD Ordinance amendment, and satisfactory resolution of the issues stated

within the staff report prior to City Council approval, as the PUD Site Plan Amendment request is consistent with the Comprehensive Plan and the Subdivision Regulations.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Sargus
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**C. Preliminary Plat - Southport West Replat 10 – Southport West 32, LLC**

**Staff Report – Christopher Solberg, Deputy Community Development Director:** Solberg introduced the preliminary plat for the development that has been discussed in the last two agenda items. He explained that the final plat will be an agenda item for review at the next Planning Commission meeting. Solberg explained why this replat is being brought through separate preliminary and final plats due to the fact that there is public infrastructure involved, as opposed to the combined replats that are often reviewed.

**Recommendation:**

Krzywicki moved, seconded by Frey, to recommend approval to the City Council of the Preliminary Plat for Southport West Replat Ten, contingent upon the approval of the PUD Ordinance amendment, and the satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Preliminary Plat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**D. Amendment to La Vista’s Comprehensive Plan Chapter 3 – Future Land Use Plan and Future Land Use Map, and Appendix K - La Vista Land Use Plan**

**Staff Report – Staff Report – Cale Brodersen, Senior City Planner:** Brodersen explained that the proposed amendments to the Comprehensive Plan accomplish two things. The first is to redesignate three parcels in the future land use map of the comprehensive plan from

Regional Commercial to Business Park. He explained that these three parcels, near Southport East, but north of Harrison Street, are more industrial in nature and the business park designation, which is also utilized immediately to the east of these properties, would be more appropriate. Brodersen further explained that the amendments also make changes to the adopted future land use plan to authorize the establishment of the Mixed-Use Commercial Flex Zoning District, which is the next agenda item. Brodersen stated that there has been an increasing need by property owners and developers for a more flexible zoning district that allows for some commercial users and also light industrial users. There is a need and desire for these buildings that typically have smaller bays and overhead doors that attract both commercial and industrial users, so staff are proposing this district, which essentially removes the high traffic-generating uses of the commercial districts and the heavier industrial uses of the light-industrial district to produce a list of compatible land uses. The land use plan lists the compatible zoning districts that can be utilized for each future land use designation, so these amendments add the Mixed-Use Commercial Flex district as a compatible zoning district where appropriate.

Chairperson Alexander opened the Public Hearing.

Commissioner Circo asked for examples of industrial uses that would have been removed in this district. Brodersen stated that heavier uses, such as heavy manufacturing, heavy construction contractor facilities, and outdoor storage, are some examples.

Circo asked if there is a trend around the country for this type of zoning. Brodersen explained that yes, there are examples of flex districts like this that have surfaced to accommodate the growing need.

**Public Hearing:** No members of the public were present or spoke at the hearing.

**Motion:** Frey moved, seconded by Circo, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Circo
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

Chairperson Alexander stated that the motion to close the Public Hearing was approved.

**Recommendation:**

Krzywicki moved, seconded by Sargus to recommend approval to the City Council the Amendments to La Vista's Comprehensive Plan as proposed.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**E. Text Amendments to the La Vista Zoning Ordinance – Article 2: Definitions; Article 5: Zoning Districts including the addition of Section 5.20 Mixed Use Commercial Flex (MU-CF) District; and Section 7.01 – Sign Regulations**

**Staff Report – Staff Report – Cale Brodersen, Senior City Planner:** Brodersen walked the Planning Commissioners through the purpose of each of the redlined amendments proposed in their packets. Through preparing the new zoning district, staff discovered several discrepancies with the definitions. One is that the minor automobile repair definition was missing, and another is to remove recreational vehicles and boats from the definition of auto sales as there is a separate use in the zoning ordinance in industrial areas that addresses the sale of recreational vehicles and boats. Additionally, the proposed changes include the addition of 5.20 which outlines the new mixed-use commercial flex zoning district, and changes to the signage regulations to account for the new zoning district.

Chairperson Alexander opened the Public Hearing.

**Public Hearing:** No members of the public were present or spoke at the hearing.

**Motion:** Frey moved, seconded by Sargus, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

Chairperson Alexander stated that the motion to close the Public Hearing was approved.

**Recommendation:**

Krzywicki moved, seconded by Sargus, to recommend approval to the City Council of the Zoning Ordinance Amendments as proposed.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**F. Zoning Map Amendment – Lot 16 Southport East and associated ROW – TKA Properties, LLP**

**Staff Report – Staff Report – Christopher Solberg, Deputy Community Development Director:**

Solberg introduced the application to rezone Lot 16 Southport East from C-3 commercial to the newly proposed Mixed-Use Commercial Flex zoning. He identified that this property is separated from the rest of Southport East due to Harrison Street and the large grade change, so it more closely resembles the adjacent industrial zoning to the north and to the east. Solberg noted that the property will still be subject to the Southport East Design Guidelines. Solberg introduced Larry Jobeun, the attorney for the applicant.

Jobeun explained that this property, previously the overflow parking lot for the Baxter dealerships, has been vacant and on the market for quite some time, but due to the location of the property and the more transitional nature of the location relative to the surrounding properties, they have not received any interest with the current purely commercial zoning. He stated that the original application was to rezone the property to industrial, when staff shared the proposed mixed-use commercial flex zoning district with him, and he feels that it is the right fit.

Chairperson Alexander opened the Public Hearing.

**Public Hearing:** No members of the public were present or spoke at the hearing.

**Motion:** Circo moved, seconded by Frey, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Circo
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

Chairperson Alexander stated that the motion to close the Public Hearing was approved.

**Recommendation:**

Krzywicki moved, seconded by Circo to recommend approval to the City Council of the zoning map amendment to rezone Lot 16 Southport East and associated right-of-way from C-3 Highway Commercial Office Park with Gateway Corridor Overlay District to mixed-use commercial flex with Gateway Corridor Overlay District contingent upon the approval of related comprehensive plan amendments and zoning ordinance amendments as the request is consistent with the comprehensive plan and zoning ordinance.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Circo
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**G. 2026 Schedule of Planning Commission Hearings / City of La Vista Review Schedule (Receive and File)**

**Recommendation:**

Frey moved, seconded by Sargus, to recommend approval to the City Council 2026 Schedule of Planning Commission Hearings / City of La Vista Review Schedule (Receive and File)

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**H. Nomination and Election of Planning Commission Representative on the Board of Adjustment:**

Bruce Fountain explained that the Planning Commission must have a representative on the Board of Adjustment, and that this previous representative was Gayle, so the Commission will need to appoint a new representative, and he asked for volunteers or nominations. Commissioner Frey volunteered to join the Board of Adjustment.



**Recommendation:**

Krzywicki moved, seconded by Sargus to appoint Josh Frey as the Planning Commission Representative on the Board of Adjustment.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Frey, Alexander, Circo, Meisinger, and Sargus.
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coghlan, Brewer, Gahan.

**5. *Comments from the Floor***

There were no comments offered from members of the public.

**6. *Comments from the Planning Commission***

Frey asked about if the development proposed at the meeting tonight would trigger any improvements to the intersection of S. 132<sup>nd</sup> Street and West Giles. Pat Dowse explained that there are additional studies being conducted regarding altering the signal timing at that intersection, and discussions are beginning with the Railroad as to what will need to occur to improve the crossing near that intersection. He stated that while there are more conversations happening about how to improve the area, the improvements that will be necessary will require federal funding in order to be completed, so that it may be a long time before any improvements are completed.

**7. *Comments from Staff***

Fountain mentioned that it is time for the nominating committee to form in order to report a slate so that planning commission officer elections can be held at a future meeting. Discussion was held as to who may be interested in serving on this nominating committee.

Solberg let the Commissioners know that the Nebraska Planning Conference is upcoming in March and that there is a budget to pay for attendance at this conference for Commissioners.

**8. *Adjournment***

Chairperson Alexander adjourned the meeting at 7:59 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date